

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Amada Sewer Outfall Reimbursement  
Leoterra Skeet Club, LLC

**From:** Terry Houk – Public Services Director  
Derrick Boone – Public Services Asst. Director

**Meeting Date:** June 21, 2021

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Attachment A- Request for reimbursement and supporting documentation  
Attachment B- Site Map

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### **PURPOSE:**

To reimburse Leoterra Skeet Club, LLC for the cost incurred to construct a sanitary sewer outfall to serve parcel 169942.

### **BACKGROUND:**

In order to get sanitary sewer service to the property adjacent to the Amada site located at 3789 Amada Drive, a sanitary sewer outfall had to be constructed across the Amada site. Leoterra Skeet Club, LLC installed a 1,050 linear foot, 8” diameter sanitary sewer outfall that will serve the future Waterford Springs Subdivision.

### **BUDGET IMPACT:**

Funds for this project are available in the 2020-2021 Budget.

### **RECOMMENDATION / ACTION REQUESTED:**

The Public Services Department recommends that City Council approve the reimbursement of \$110,362 to Leoterra Skeet Club, LLC.

# Sanitary Sewer Outfall Reimbursement



Waterford Springs  
Subdivision  
Parcel #169942

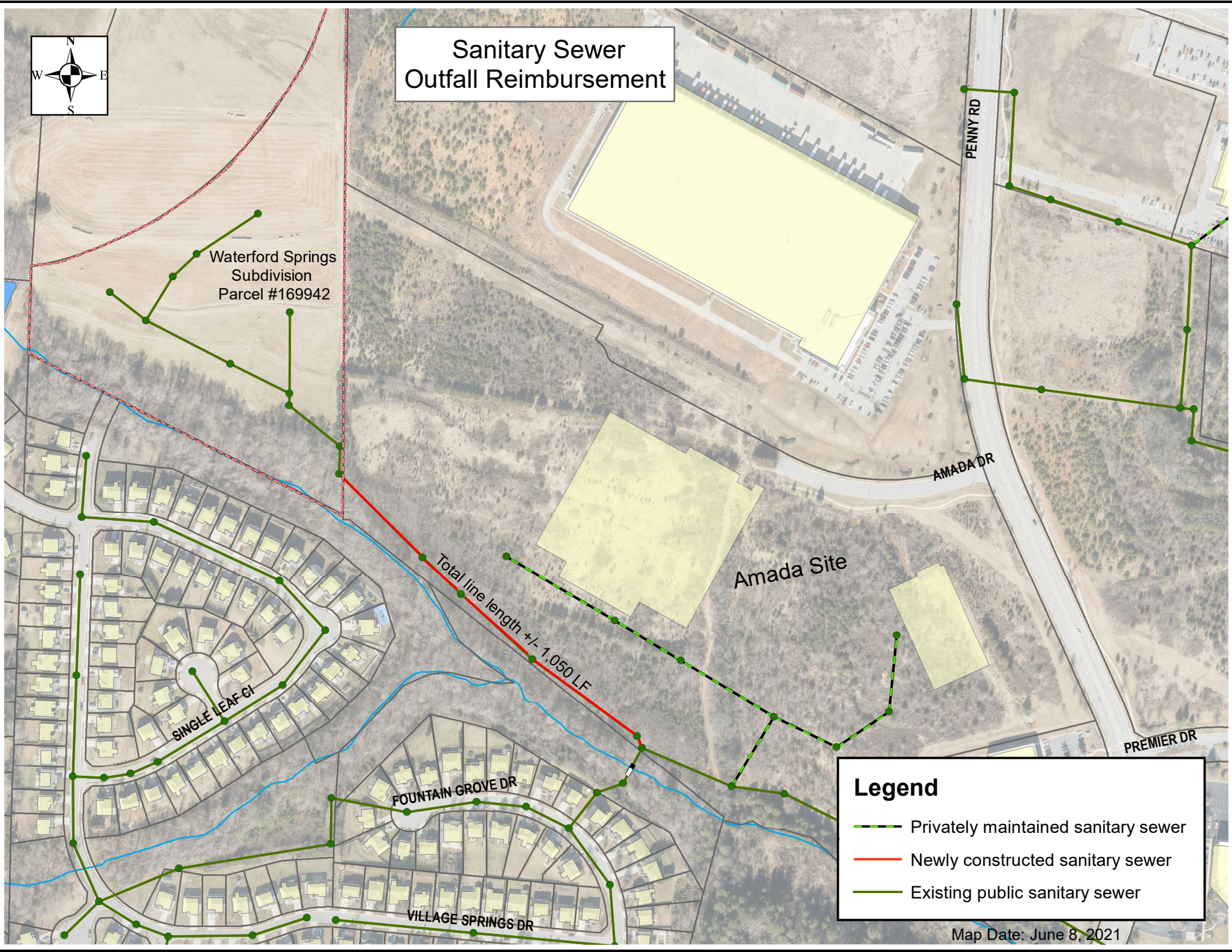
Amada Site

Total line length +/- 1,050 LF

**Legend**

- Privately maintained sanitary sewer
- Newly constructed sanitary sewer
- Existing public sanitary sewer

Map Date: June 8, 2021





**JAMESTOWN ENGINEERING GROUP, INC.**

**CIVIL ENGINEERS & SURVEYORS  
LAND PLANNING • MUNICIPAL CONSULTING**

**117 East Main Street • P.O. Box 365 • Jamestown, N.C. 27282  
Telephone (336) 886-5523 Fax (336) 886-5478  
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March 4, 2021

Re: Amada Sewer Outfall Reimbursement  
JEG Job No. 2018-119A  
ACELA No. UP-20-0006

Mr. Trevor Spencer, PE  
Engineering Services  
City of High Point  
PO Box 230  
High Point, NC 27261-0230

Dear Mr. Spencer:

With regard to the referenced project, and on behalf of Leoterra Skeet Club, LLC, we hereby request approval of the reimbursement amount for the Amada sewer outfall. As indicated on the letter from Randy McCaslin, dated August 16, 2019, the City will be reimbursing Leoterra for the costs of the outfall necessary to service parcel 169942. We have included the original approved estimated costs (\$120,122) and approval email from Terry Kuneff. The following is a breakdown of the actual costs incurred. Documentation of these costs is attached.

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1	Clear & Grubb	1	LS	\$ 12,000	\$ 12,000
2	Silt Fence	1200	LF	\$ -	\$ -
3	Seeding	1	LS	\$ 1,500	\$ 1,500
4	Stone Outlets	6	EA	\$ 200	\$ 1,200
5	Bedding Stone	218.49	TN	\$ 40	\$ 8,740
6	Dewatering Pump	1	LS	\$ 2,500	\$ 2,500
10	Labor & Equipment	1	LS	\$ 58,150	\$ 58,150
11	Materials	1	LS	\$ 15,608	\$ 15,608
12	Eng. Design	1	LS	\$ 8,424	\$ 8,424
13	Stakeout	1	LS	\$ 2,240	\$ 2,240
					\$ 110,362

If you need any additional information for this determination, please let me know.

Sincerely,

JAMESTOWN ENGINEERING GROUP, INC.

Thomas R. (Rich) Glover, Jr., PE

City of High Point

Randy E. McCaslin  
DEPUTY CITY MANAGER



August 16, 2019

To Whom It May Concern:

This letter will confirm that the City of High Point will serve the property having a parcel identification number of 169942 with sanitary sewer service. Without limiting the foregoing, the City will:

1. Provide Leoterra an easement through the Amada North America, Inc. property, located east of parcel 169942, in a location in which a public gravity sewer main can be designed, permitted, and constructed;
2. Upon completion of the sewer outfall installation, reimburse Leoterra for the costs of the sewer outfall necessary to serve parcel 169942.

The foregoing sewer easement and sewer facilities will be transferable to the City and will be accepted by the City for public maintenance provided all such sewer facilities meet the City's standard's for public sewer facilities.

A handwritten signature in cursive script that reads "Randy E. McCaslin".

Randy E. McCaslin  
Deputy City Manager

**RESOLUTION TO AUTHORIZE A REIMBURSEMENT AGREEMENT WITH  
LEOTERRA DEVELOPMENT, INC.**

**WHEREAS**, NCGS § 160A-499 authorizes the City to enter into reimbursement agreements with private developers and property owners for the design and construction of municipal infrastructure that is included on the City’s Capital Improvement Plan and serves the developer or property owner; and

**WHEREAS**, NCGS § 160A-320 authorizes the City to contract with a developer or property owner, or with a private party under contract with the developer or property owner, for public enterprise improvements that are adjacent or ancillary to a private land development project; and

**WHEREAS**, pursuant to NCGS §§ 160A-320 and 160A-499, City adopted Title 6, Article E, Section 6-1-101 of the City Ordinances setting forth the authority and procedures and terms under which the City Manager may negotiate reimbursement agreements; and

**WHEREAS**, Leoterra Development, Inc. (“Leoterra”) will install a 1,050 linear foot, 8” diameter sanitary sewer outfall that will serve the future Waterford Springs Subdivision and provide sanitary sewer service to the property adjacent to the Amada site located at 3789 Amada Drive; (“Project”); and

**WHEREAS**, the success of the Project requires expansion of City infrastructure and it is in the best interest of the City and Leoterra to jointly provide related improvements, which will serve not only the Project but future development in the area as well; and

**WHEREAS**, the cost to the City for these Improvements will not exceed the estimated cost of providing for the municipal infrastructure through either eligible force account qualified labor or through a public contract let pursuant to Article 8, Chapter 143 of the North Carolina General Statutes, or the coordination of separately constructed municipal infrastructure with the associated private development would be impracticable.

**NOW, THEREFORE, BE IT RESOLVED: THE CITY COUNCIL OF THE CITY OF HIGH POINT** approves the reimbursement agreement with Leoterra in an amount not to exceed \$110,362 and authorizes the City Manager or his designee to execute the same.

Adopted this the 21<sup>st</sup> day of June, 2021.

\_\_\_\_\_  
Mayor Jay Wagner

ATTEST:

\_\_\_\_\_  
Lisa B. Vierling  
City Clerk